



**MOFFAT DUNLAP**  
REAL ESTATE LIMITED, BROKERAGE



## “Deerhaven” 17168 Warden Ave, Newmarket, On

Deerhaven is an elegant country estate with a custom fieldstone bungalow which was designed for entertaining. This beautiful 50 acre private property includes a pool, hot tub, tennis court and a stunning stable complete with an indoor arena, 2 bedroom staff apartment, offices, irrigated outdoor ring and paddocks.

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The large entry foyer was designed for entertaining, with beautiful terra cotta floors, beamed ceilings, cloak room, powder room and a southern view.



To the west of the front foyer is the family room with scenic views in every direction. A floor-to-ceiling fieldstone fireplace with a stone mantel adds country elegance to the room which is well placed alongside the kitchen.



## Kitchen

This newly renovated and sleek kitchen has a marble centre island and a bright breakfast area on the west side. The top-of-the-line appliances, custom cabinets, and generous size make this the perfect spot for cooking and entertaining.



## Living Room & Dining Room

The living room has a floor to ceiling gas stone fireplace and affords stunning west and north views of the property. The dining room easily accommodates 14 people and has a walk out to the stone terrace surrounding the pool.



## Master Suite

The master suite situated on the south side of the residence with luxurious his and hers bathroom en suites and two large walk-in closets.





## Bedrooms

Two guest or family bedrooms are side by side, each with an en suite bathroom and walk outs to the stone terrace and pool. At the east end of the home, beside the mud room is a private office which could also serve as an additional bedroom suite with its own bathroom and sauna, if required.



The substantial outdoor dining area is a calming oasis to enjoy the summer evenings, equipped with accent lighting, outdoor speakers, and a heater to extend the season. The well-executed design allows for shade and wind protection, if needed.



## Stable Complex

This stable has 10 oversized stalls with Dutch doors, rubberized aisle and rubber stall floors. The indoor arena, driveshed, wash stall, offices, feed room, tack room and 11 oak board paddocks finish out the well-designed equestrian complex.





## Riding Rings

This bright steel arena has industry leading “Footing First” fiber footing, a teaching deck, and a surround sound system. The very large irrigated outdoor ring is situated just east of the stable.



Above the stable is an expansive conference room, work out room, 2 large offices overlooking the arena, full laundry, bathroom and viewing areas.





## Staff Apartment

The large 2 bedroom staff apartment is bright and inviting. It has 2 entrances and a private patio area with peaceful views over the paddocks.



Deerhaven is a wonderfully diverse 50 acre estate property. Along with the lovely residence, stable, pool, and tennis court there are also majestic woodlands and a water course traversing the property. Throughout the back of the property there are groomed trails for riding or hiking plus cross country jumps. The property is conveniently located within 5 minutes of Aurora/Newmarket and the 404.

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